

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

2024-525537 STATE OF INDIANA
01/02/2024 08:53 AM LAKE COUNTY
TOTAL FEE \$: 25.00 FILED FOR RECORD
BY: JAS GINA PIMENTEL
PG #: 2 RECORDER
RECORDED AS PRESENTED

Aug 01 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

Mail Tax Bills To:
Lighthouse Property Group, LLC
10455 W. 93rd Ave
St. John, IN 46373

Key No.: 45-11-33-201-002.000-035

TRUSTEE'S DEED

LORI KEITH, as Sole Trustee, having full power and authority to execute this document, in accordance with and pursuant to the terms and provisions of the WILLIAM AND LORI KEITH LIVING TRUST, dated February 11, 2013, for good and sufficient consideration, convey to:

LIGHTHOUSE PROPERTY GROUP, LLC

the following described real estate in Lake County, State of Indiana, to-wit:

PART OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, AND PART OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, DESCRIBED IN ONE TRACT AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER LINE OF SCHMAL STREET, WHICH POINT IS 75 FEET EAST AND NORTH 54 DEGREES 39 MINUTES EAST 147.03 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 28; THENCE SOUTHERLY WITH AN INTERIOR ANGLE OF 90 DEGREES A DISTANCE OF 190 FEET; THENCE WESTERLY WITH AN INTERIOR ANGLE OF 90 DEGREES A DISTANCE OF 90 FEET; THENCE NORTHERLY WITH AN INTERIOR ANGLE OF 90 DEGREES A DISTANCE OF 190 FEET, TO THE CENTER LINE OF SCHMAL STREET, THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID STREET TO THE PLACE OF BEGINNING, IN THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA.

Commonly Known As: 10343 W 93rd Avenue, St. John, IN 46373
Grantee's Address: 10455 W 93rd Avenue, St. John, IN 46373

Subject to the following:

1. Real estate taxes and assessments for the year 2024 payable in 2025, and all years subsequent thereto.
2. Easements, covenants and restrictions contained in prior instruments of record; all building and zoning laws, ordinances, legal drains, rights-of-way, and other matters which would be disclosed by an accurate survey of the premises.

NOT AN OFFICIAL DOCUMENT

Page 2 of 2

- 3. Liens and encumbrances, if any, created by the acts of the herein grantee.

IN WITNESS Whereof, the said LORI KEITH, as Sole Trustee, having full power and authority to execute this document, in accordance with and pursuant to the terms and provisions of THE WILLIAM AND LORI KEITH LIVING TRUST, dated February 11, 2013, has hereunto set her hand this 31st day of July, 2024.

Lori Keith Sole Trustee

LORI KEITH, as Sole Trustee of
THE WILLIAM AND LORI KEITH
LIVING TRUST, dated February 11, 2013

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 31st day of July, 2024, Personally appeared: LORI KEITH, as Sole Trustee of THE WILLIAM AND LORI KEITH LIVING TRUST, dated February 11, 2013, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Signed and sealed this 31st day of July, 2024.



Rachel Ziese
Rachel Ziese, Notary Public
Resident of Lake County, IN

My Commission Expires: 8/20/2031

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. /s/Gary P. Bonk

This Instrument Prepared By: Gary P. Bonk, Attorney at Law (Attorney No. 20519-45)
900 Parker Place, Suite A
Schererville, Indiana 46375 (219) 864-7800

No Sales Disclosure Needed
Aug 01 2024
By: JAG
Office of the Lake County Assessor